AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards. Low elevation indicates threat of flooded basements at times of high tides, because of hydrostatic pressure. This is ameliorated however, by a city pumping plant which is operated to overcome this hazard.
   b. Favorable Influences. Convenience to schools, churches, trading centers and recreational areas. Low taxes (outside city limits).
   c. Detrimental Influences. Distance from transportation and city center. Lack of fully improved streets and sewers. Also see a above.
   d. Percentage of land improved 35%; e. Trend of desirability next 10-15 yrs. Upward

2. INHABITANTS:
   a. Occupation Small business men, salesmen, white-collar workers and skilled artisans
   b. Estimated annual family income $1500-3000
   c. Foreign-born families Few; None predominating; d. Negro None;
   e. Infiltration of None;
   f. Relief families None known;
   g. Population is increasing Rapidly; decreasing None known;

3. BUILDINGS:
   a. Type 4, 5 and 6
   b. Construction Frame, brick & stucco
   c. Average Age 4 Years
   d. Repair Good
   e. Occupancy 98 %
   f. Home ownership 85 %
   g. Constructed past yr. 50
   h. 1929 Price range $Not developed 100% $ 100% $ 100%
   i. 1936 Price range $2750-4750 25 % $ 95 % $ 5%
   j. 1937 Price range $3000-5000 100 % $
   k. Sales demand $3500- good
   l. Activity Good
   m. 1929 Rent range $Not developed 100% $ 100% $ 100%
   n. 1936 Rent range $30-45 90 % $ 100% $ 100%
   o. 1938 Rent range $35-50 100 % $
   p. Rental demand $ 40 - good
   q. Activity Poor


5. CLARIFYING REMARKS: This area is outside the city limits and therefore lacks zoning but
   a. Said to be either wholly or partially protected by deed restrictions.
   b. This has been one of the "hot spots" of the community for the past several years and the influence of the last grade area to the east is very evident. Victory and Louis Parks also add to the attractiveness of the district. The large amount of new construction, while in the medium price range, is of good quality and dwellings are well maintained. The pattern of the area is distinctly of a first grade character, however, the lack of fully improved streets and sewers coupled with poor transportation facilities and distance from city center, precludes assigning more than a provisional "high blue" grade.

6. NAME AND LOCATION Stockton Acres  SECURITY GRADE  B  AREA NO. 10